This Instrument Prepared By: JOEL E. JORDAN
Attorney at Law
1703 Parkway Towers
Nashville, Tennessee 37219

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	PARCEL NO:
LAURA SMITH & S. B. PAGE	SAME	Map. 93-12
7644 Charlotte Road	SAME	Pt. 56-54
Nashville, Tennessee	SAME	

BOOK 4464 PAGE 768

Pd

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, we, CATHERINE BALDINGER, MRS. NORA CORCORAN BRODERICK, MRS. MARY CORCORAN HUGHES, FATHER LEO BALDINGER, MARY KATHERINE BALDINGER BEEHAN, JAMES BALDINGER and FRANK BALDINGER, have bargained and sold and by these presents do transfer and convey unto the said LAURA SMITH and S. B. PAGE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot 12 on the Plat of Pageot's Fairfield Addition, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee.

Said Lot 12 fronts 50 feet on the northerly side of Hermitage Avenue and runs back between parallel lines 170 feet more or less to an alley, said Lot No. 12 is also known as 260-264 Hermitage Avenue, Nashville, Tennessee.

Thing being the same property conveyed by SADIE STEIN WOLFE FARR and husband, JEAN FARR, to DEHLIA J. BLAND and MRS. CATHERINE BALDINGER as of record in Book 2544, page 231, Register's Office for Davidson County, Tennessee, and the said DEHLIA J. BLAND, having since died, to CATHERINE BALDINGER, MRS. NORA CORCORAN BRODERICK, MRS. MARY CORCORAN HUGHES, FATHER LEO BALDINGER, MARY KATHERINE BALDINGER BEEHAN, JAMES BALDINGER and FRANK BALDINGER, by Will as of Record in Will Book 73, page 118, County Clerk's office, Davidson County, Tennessee.

This is unimproved property known as 260-264 Hermitage Avenue, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said Laura Smith and S. B. Page, their heirs and assigns forever.

And we do covenant with the said Laura Smith and S. B. Page that we are lawfully seized and possessed of said land; have a good right to convey it, and same is unencumbered, and do further convey our interests as follows:

I, CATHERINE BALDINGER, do hereby expressly convey my undivided one-half (1/2) interest in said land conveyed to me by deed from Sadie Stein Wolfe Farr and husband, Jean Farr, as of

record in Book 2544, page 231, Register's office for Davidson County, and do further convey my one-sixth (1/6) undivided interest for life as given me by my sister, DEHLIA J. BLAND by Will as of record in Will Book 73, page 118, County Clerk's office, Davidson County, Tennessee, the said CATHERINE BALDINGER and KATHERINE BALDINGER being one and the same person.

We, NORA CORCORAN BRODERICK and MRS. MARY CORCORAN HUGHES do, each of us, hereby expressly convey our one-sixth (1/6) undivided life interest in said property as given us by our sister MRS. DEHLIA J. BLAND by her Will as of record in Will Book 73, page 118, County Clerk's office Davidson County, Tennessee.

We, FATHER LEO BALDINGER, MARY KATHERINE BALDINGER BEEHAN, JAMES BALDINGER and FRANK BALDINGER, do hereby expressly convey our one-half (1/2) undivided remainder interest in said property subject to the life estate of MRS. KATHERINE BALDINGER, MRS. NORA CORCORAN BRODERICK and MRS. MARY COCORAN HUGHES as given us by MRS. DEHLIA J. BLAND by Will as of record in Will Book 73, page 118, County Clerk's office, Davidson County, Tennessee.

And we, CATHERINE BALDINGER, MRS. NORA CORCORAN BRODERICK, MRS. MARY CORCORAN HUGHES, FATHER LEO BALDINGER, MARY KATHERINE BALDINGER BEEHAN, JAMES BALDINGER and FRANK BALDINGER, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said LAURA SMITH and S. B. PAGE, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26 day of November, 1970.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $5,000.00.

Laura Smith
Affiant

Subscribed and sworn to before me this the 30 day of November, 1970.

Notary Public

My Commission Expires: 5/7/74

Father Leo Baldinger
Mrs. Mary Corcoran Hughes
Catherine Baldinger
Mary Katherine Baldinger Beehan
Nora Corcoran Broderick
James Baldinger
Frank Baldinger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 4484 PAGE 770

Personally appeared before me, O J Baldinger, a Notary Public in and for said County and State, the within named MRS. NORA CORCORAN BRODERICK and FATHER LEO BALDINGER, the bargainors, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained. X Nora Corcoran Broderick Father Leo Baldinger

Witness my hand and official seal at Nashville, Tennessee, this 26 day of November, 1970.

O J Baldinger
Notary Public

My Commission Expires: 11-3-73

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

CONV $5,000.00
STATE TAX $ 13.00
RECORDING FEE .50
DEED TAX 5.00

Personally appeared before me, O J Baldinger, a Notary Public in and for said County and State, the within named CATHERINE BALDINGER, MRS. MARY CORCORAN HUGHES, MARY KATHERINE BALDINGER BEEHAN, and FRANK BALDINGER, the bargainors, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained.

DEC 7 3 31 PM 1970
REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

A 98391

Witness my hand and official seal at Nashville, Tennessee, this 26 day of November, 1970. Frank Baldinger - Catherine Baldinger - Mary Katherine Baldinger Mrs Mary Corcoran Hughes

O J Baldinger
Notary Public

My Commission Expires: 11-3-73

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James Baldinger, a Notary Public in and for said County and State, the within named JAMES BALDINGER, the bargainor, with whom I am personally acquainted and who acknowledge that he has executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 1970. James Baldinger

Catherine Baldinger
Notary Public

My Commission Expires: My Commission Expires July 22, 1973